

CERTIFICATES OF ADOPTION

I hereby certify that this Plan consisting of a text and this map is the Valley Center Community Plan, a part of the General Plan of the County of San Diego and that it was approved by the San Diego County Planning Commission.

Date: March 1, 1977
Margaret E. Ferguson, Chairman

Attest: Bruce H. Warren
Bruce H. Warren, Secretary

I hereby certify that this Plan consisting of a text and this map is the Valley Center Community Plan, a part of the General Plan of the County of San Diego and that it was adopted by the San Diego County Board of Supervisors on the 31st day of December, 1977.

Don Conde
Don Conde, Chairman

Attest: Porter D. Cremans
Porter D. Cremans, Clerk of the Board

The Valley Center Community Plan is not specific, precise nor certain in the boundaries of the proposed land uses, and is not a zoning map, however all zoning must be consistent with adopted community goals and objectives.

RURAL ESTATES

The Rural Estates category allows one (1) dwelling unit per two (2) acres and is limited to single-family detached houses which blend into the rural-agricultural atmosphere. Owner-occupied mobilehomes would be discouraged in this category. Typical development would be large homesites in conjunction with family agriculture. The Planned Residential Development (PRD) would also be allowed provided the minimum number of units per acre is maintained. Developers would be required to make provision for preservation of water courses, orchards, wooded areas, rough terrain, and similar natural features and avoid severe grading.

RURAL RESIDENTIAL

The Rural Residential category allows one (1) dwelling unit per acre and is limited to single-family detached houses which blend into the rural atmosphere. Owner-occupied mobilehomes would be discouraged in these areas. This category may require larger parcel sizes in certain areas due to individual septic tank and line requirements. The "Planned Residential Development" (PRD) would also be allowed provided the minimum number of units per acre is maintained. Developers would be required to make provision for preservation of orchards, water courses, wooded areas, rough terrain, and similar natural features and avoid severe grading.

RESORT RESIDENTIAL

The Resort Residential category is designed to accommodate residential uses integrated with recreational facilities. Typical development should include recreational areas such as golf courses, recreational vehicle parks, equestrian centers, and housing. Maximum gross density permitted would be one dwelling unit per acre in areas where public sewer systems are not available, and two dwelling units per acre where public sewers can be provided. Limited supporting facilities such as hotels, motels, restaurants and specialty shops for use by residents and guests could also be included. Use of Planned Residential Developments will be encouraged. Resort Residential uses should be limited to those areas where adequate public services, such as a regional sewer and water system, major access routes, schools, and fire protection facilities can be provided.

MOBILEHOME PARK

The Mobilehome Park category allows a maximum overall density of 5 dwelling units per acre. All Mobilehome Parks should have building site areas of at least 15 acres in size with an adequately landscaped buffer.

MULTIPLE USE OPEN SPACE

Land in this category is comprised of severe geographical limitations such as steep slopes, generally in excess of 30% gradient, and areas of extreme rock outcropping. The Multiple Use Open Space category allows one dwelling unit on 4 acres except certain flat, accessible pockets where divisions down to 2½ acres would be allowed. These homesites and their access should be developed so as to blend into the natural landscape and not require severe grading. Limited agriculture production may be possible in some areas. These areas may also be particularly suited for those rural recreational activities not normally provided by public agencies such as nature resort areas, leisure resorts, recreational areas, summer-winter resorts, wildlife areas, nature reserves, or riding clubs. Other uses as envisioned in the future will also be allowable as the demand for leisure time activities and space away from the urbanized areas increase.

OPEN SPACE RESERVE

Land in this category is comprised of severe geographical limitations such as extremely steep slopes generally in excess of 50% gradient, extreme rock outcropping, and extremely high soil erosion characteristics. The Open Space Reserve category allows one dwelling unit on 4 acres except certain flat, accessible pockets where divisions down to 2½ acres would be allowed. These homesites and their access should be developed so as to blend into the natural landscape and not require severe grading. Limited agriculture production may be possible in some areas. These areas may also be particularly suited for those rural recreational activities not normally provided by public agencies such as nature resort areas, leisure resorts, recreational areas, summer-winter resorts, wildlife areas, nature reserves, or riding clubs. Other uses as envisioned in the future will also be allowable as the demand for leisure time activities and space away from the urbanized areas increase.

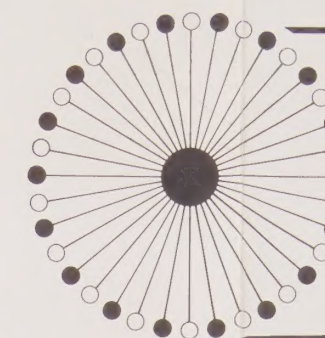
LIGHT AGRICULTURE

The Light Agriculture category is designed for agricultural crop production such as avocados, citrus, and other tree crops. Agricultural pursuits such as poultry, cattle, and swine would be allowed in isolated and remote areas well away from concentrated residential categories. Single-family residences and mobilehomes on 2½ acre minimum parcel sizes would be allowed. Horse ranches and youth organization projects would also be suitable in this category.

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Valley Center Community Plan

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SAN DIEGO COUNTY PLANNING DEPARTMENT
COMMUNITY PLANNING DIVISION

NEIGHBORHOOD COMMERCIAL

This category provides space for minor markets, drug stores, and personal service facilities on relatively small sites which are customarily located within very short distances of the residential areas that they serve.

COMMERCIAL/INDUSTRIAL

This category is designed for heavier commercial or industrial uses such as research and development firms, specialized manufacturing plants, warehousing, wholesaling, and packing plant operations with no noxious emissions of smoke, fumes, odors, noise, vibrations, or water pollution.

COMMUNITY COMMERCIAL

This category is designed to serve the commercial needs of the entire community. Typically, a variety of activities such as those associated with a major shopping center would be allowed.

PUBLIC OR SEMI-PUBLIC OWNERSHIP

S	Sheriff Substation	M	Maintenance Yard
P	Park	W	Water District Office
E	Elementary School	PO	Post Office
J	Junior High School	R	Refuse Disposal Site
H	High School	G	Gas and Electric Substation
F	Fire Station		Specialized Recreation
			Lake Turner

EXISTING OR PROPOSED ROADS

—	Freeway	—	Major Road
—	Prime Arterial	—	Collector